



# FOR STARTERS



ASKING PRICE  
£399,950

## MAIN COURSE

Detached Bungalow in Highly Sought-After Area of Stratford upon Avon - Clopton Hills

Nestled in the peaceful and desirable neighborhood of Clopton Hills, this charming fully detached bungalow offers a fantastic opportunity for buyers. The property benefits from a generous amount of off-road parking, accommodating multiple vehicles, complete with a carport and a garage for additional convenience.

Upon entering, you're welcomed by a spacious hallway, large enough to be used as a home office or workspace. A convenient WC is also located off the hallway. The L-shaped lounge and dining area sit at the front of the property, bathed in natural light from two large windows. This room features a beautiful carved wooden fireplace surround, providing an attractive focal point, with ample space for both relaxation and dining.

Off the hallway, the kitchen boasts classic oak units and cupboards, along with an integrated hob, oven, and grill. There's also space for a freestanding fridge/freezer and a washing machine with a useful side access door leading to the outside.

The bungalow offers two good sized double bedrooms, both located at the rear of the property and featuring fitted furniture.

The bathroom is presented as a practical and functional wet room,



with white suite and electric shower.

The sizable conservatory overlooks the private, well-established garden – a manageable size for easy maintenance. There is also a garden shed, with direct access to the rear of the garage.

The property is ideally located near local amenities, including a convenience store with post office services, a hairdresser, and a takeaway. It also has a regular bus route close at hand, providing easy access to the town's amenities and the nearby Clopton Hills nature reserve.

This property offers excellent potential for extension or internal reconfiguration (subject to planning permission). Homes in this area are highly sought-after and rarely available, so don't miss your chance—call now to arrange a viewing!



## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - D



North



Mains Gas, Electric  
& Drainage



Gas Central Heating  
System

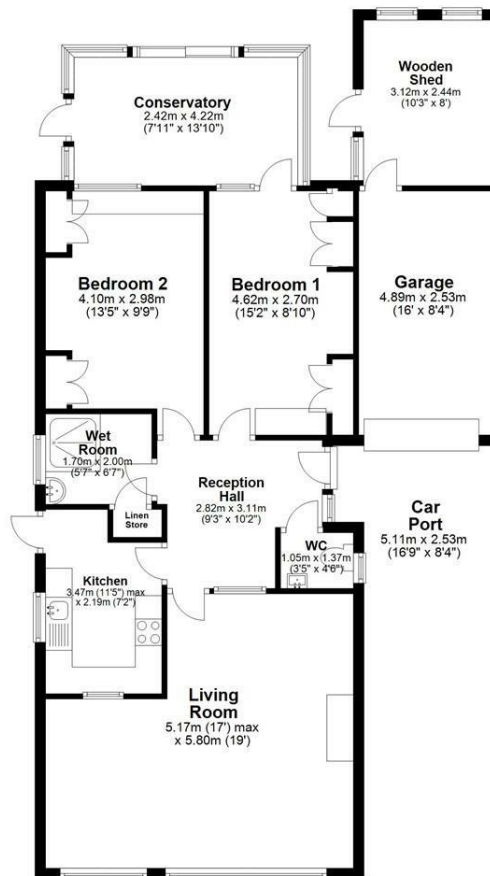


Thomas Jolyffe Primary  
School

WHY NOT TAKE  
A LOOK INSIDE?  
GIVE US A CALL  
01789 414222

### Ground Floor

Approx. 118.3 sq. metres (1273.4 sq. feet)



Total area: approx. 118.3 sq. metres (1273.4 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.

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